

## WHAT ARE THE AUTOMOBILE PARKING REGULATIONS IN THE R2 DISTRICT?

---

- Two spaces for each dwelling
- Spaces must be 10-feet wide and 20-feet long
- Driveways must be at least 8-feet wide

## WHAT ARE THE RECREATIONAL OPEN SPACE REQUIREMENTS?

---

- Midtown Plan Area – 3.5 acres per 1000 person (two acres as public park and 1 ½ acres of private recreational facilities). Two hundred feet of private recreational space are required for each dwelling. Each dwelling must have a 60-square foot balcony
- Rest of the City – 5 acres per 1000 person (three acres as public park and 2 acres of private recreational facilities). Two hundred feet of private recreational space are required for each dwelling. Each dwelling must have a 60-square foot balcony
- In-lieu fees for recreational open space requirements are based on the fair market value of an acre of land in Milpitas for land that would otherwise have been required to be dedicated

## OTHER REQUIREMENTS?

---

For answers to other questions, you may contact the Planning Department.



### City of Milpitas

City of Milpitas  
Planning Division  
455 E. Calaveras Blvd.  
Milpitas, CA 95035

Phone: 408-586-3279

Fax: 408-586-3293

Web: <http://www.ci.milpitas.ca.gov>



### PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

### R2 ZONING DISTRICT (ONE AND TWO FAMILY RESIDENCE)

PHONE: 408-586-3279

FAX: 408-586-3293

City of Milpitas

## WHAT IS THE R2 ONE AND TWO-FAMILY RESIDENCE ZONING DISTRICT?

---

The R2 District is intended for suburban family homes and the community services usually associated with residences.

## HOW CAN I FIND OUT THE ZONING REQUIREMENTS FOR MY PROPERTY?

---

You may contact the City of Milpitas Planning Department.

Please supply the following information:

- Street Address
- Assessor's Parcel Number (APN number (if available))

## WHAT ARE THE PERMITTED USES IN THE R2 ZONING DISTRICT?

---

- Single-family dwellings
- Duplex or two-family dwellings
- Planned Unit Developments
- Second family units in conjunction with existing legal single-family dwellings
- Agriculture except the raising of animals or fowl for commercial purposes or the sale of any products at retail on the premises

## WHAT ACCESSORY USES ARE PERMITTED IN THE R2 DISTRICT?

---

- Boarding houses for not more than two persons
- Home occupations and professional offices
- Family day care home, foster home or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent or neglected children providing care on a 24-hour basis
- Small family day care home
- Large family day care home

## WHAT CONDITIONAL USES ARE PERMITTED IN THE R2 DISTRICT ON APPROVAL BY THE PLANNING COMMISSION?

---

- Boarding houses for three or more persons
- Licensed nursing home for more than six persons
- School, park playground or community center operated by a governmental agency or a non-profit community organization
- Permanent religious assembly buildings
- Public service structures not including corporation yards, storage or repair yards or warehouses
- Golf course
- Off-street public parking areas
- Temporary tract offices and tract signs
- Child care center

## WHAT ARE THE HEIGHT REQUIREMENTS IN THE R2 DISTRICT?

---

- Principal buildings may be 2 ½ stories and 30 feet high
- Accessory buildings may be 1 ½ stories and 15 feet high

## WHAT ARE THE LOT AREA REQUIREMENTS IN THE R2 DISTRICT?

---

- Single-family – 6,000 square feet
- Two-family – 8,000 square feet

## WHAT ARE THE LOT WIDTH REQUIREMENTS IN THE R2 DISTRICT?

---

- Single-family – 55 feet
- Two-family – 70 feet

## WHAT ARE THE FRONT YARD REQUIREMENTS IN THE R2 DISTRICT?

---

- Single-family – 20 feet
- Two-family – 20 feet

## WHAT ARE THE SIDE YARD REQUIREMENTS IN THE R2 DISTRICT?

---

- Single-family/one story – One side 5 feet, total of both sides 12 feet
- Single-family/two stories – One side 6 feet, total of both sides 15 feet
- Two-family/one story – One side 7 feet, total of both sides 16 feet
- Two-family/two+ stories – One side 8 feet, total of both sides 20 feet

## WHAT ARE THE REAR YARD REQUIREMENTS IN THE R2 DISTRICT?

---

- Single-family – 25 feet
- Two-family/one story – 25 feet
- Two-family/two+ stories – 30 feet

## WHAT ARE THE REGULATIONS FOR CORNER LOTS?

---

- Interior side yards are the same as for interior lots
- Street side yards are ½ of the front yard setback, not to exceed 10 feet and may not be less than the interior side